



Addendum

September 26, 2019

To: Planning Commission (September 26, 2019)

From: Colin Cortes, AICP, CNU-A, Senior Planner

Cc: Chris Kerr, Community Development Director *CK*,
Dago Garcia, P.E., City Engineer

Subject: Addendum 2 to Agenda Item 6: Nellie Muir E.S. Conditional Use (CU 2019-05)

Summary:

Staff noticed that within the staff report packet, the part of the analyses and findings (Attachment 102) on pp. 14-15 incorrectly omitted an analysis and finding for WDO 3.04.05 Traffic Impact Analysis. Below is the correct text that should have appeared in the document and supersedes the analysis and finding in the document:

3.04.05 Traffic Impact Analysis

A. A Traffic Impact Analysis (TIA) may be required by the Director prior to the approval of a City access permit when the Director estimates a development proposal may generate either 100 or more additional, peak hour trips, or 1,000 or more additional daily trips, within ten years of a development application.

The applicant's Exhibit 4 (pp. 2-3; submitted July 10, 2019) states:

"The two most common metrics, or independent variables, used by professional traffic engineers to estimate vehicle trips for elementary school developments are: 1) student population, and 2) building size. These two variables are largely supported by robust sets of empirical data provided in the Institute of Transportation Engineers (ITE) in the Trip Generation Manual, 10th Edition (Reference 1).

Seeing as the improvements proposed for Nellie Muir Elementary School are designed to support the current enrollment of 500 students, the proposed development plan should not result in any material change in vehicle trips. Therefore, per the criteria outline in Section 3.04.05 of the WDO, a formal TIA should not be required for this land use application."

Staff concurs. The proposal does not exceed the two thresholds.

✓ The requirement is met.

Recommendation:

Same as per the staff report.

Attachment: n/a